$849,800 - 3529 40 Street Sw, Calgary

MLS® #A2258021

$849,800

4 Bedroom, 4.00 Bathroom, 1,828 sqft
Residential on 0.07 Acres

Glenbrook, Calgary, Alberta

Welcome to this beautifully updated and move-in ready 2-storey semi-detached home in desirable Glenbrook, offering 1,827 sq ft above grade plus an 825 sq ft fully finished basement. With 4 bedrooms and 4 bathrooms, this spacious home combines thoughtful design with modern updates throughout, including fresh paint on all levels (Aug 2025), new hardwood flooring on the main floor (2025), central air conditioning (2022), water softener (2022), and Leaf Filter gutter protection (2022). The main floor features a bright dining room with a picture window overlooking the green space and schoolyard across the street, a gourmet kitchen with granite countertops, gas stove, stainless steel appliances including a brand-new dishwasher, central island, and large walk-in pantry, plus a cozy living room with a gas fireplace and access to the west-facing deck and low-maintenance backyard with artificial turf. Upstairs, the west-facing primary suite offers a large walk-in closet and spa-inspired ensuite with dual sinks, soaking tub, and separate shower, complemented by two additional bedrooms, a full bath, and a convenient laundry closet. The fully finished basement extends the living space with high ceilings, a spacious rec room with built-in bar cabinet, a fourth large bedroom, full bathroom, and ample storage. Pride of ownership is evident in every detail, and the location is unbeatableâ€”directly across from green space with sunny west-facing afternoons in the

backyard.

Built in 2013

Essential Information

MLS® #	A2258021
Price	$849,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,828
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	3529 40 Street Sw
Subdivision	Glenbrook
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 3K3

Amenities

Parking Spaces	5
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

Interior

Interior Features	High Ceilings, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt
Construction	Stucco, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	26
Zoning	R-CG

Listing Details

Listing Office	eXp Realty

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